

Planning Commission Staff Report

September 3, 2015



Case No: 16NEIGHPLAN1000 & 16NEIGHPLAN1001
Project Name: Cane Run Road Neighborhood Plan
Applicant: Louisville Metro Advanced Planning & Louisville Metro Housing and Community Development
Jurisdiction: Louisville Metro
Council District: 1 (Jessica Green)
Case Manager: Ken Baker, AICP, Planning Manager

REQUEST

- Review and Approval of Cane Run Road Neighborhood Plan (**16NEIGHPLAN1000**)
- Executive Summary of Plan to be Amendment to Cornerstone 2020 (**16NEIGHPLAN1001**)

CASE SUMMARY

Background

The Cane Run Road Neighborhood Plan was initiated as a requirement of both the Kentucky Housing Corporation/Louisville Metro Government 2015 joint Notice of Funding Availability (NOFA) and the Fair Housing analysis of Impediments; the plan was supported by District 1 Councilwoman Jessica Green.

The Cane Run Road Neighborhood Plan is intended to serve as a guiding document that articulates a vision for Cane Run Neighborhood while addressing a wide range of issues including land use, community revitalization, economic development and redevelopment, housing, and service delivery. In addition, the plan will provide a framework for designation as a "Community Revitalization Plan" (CRP) under the Kentucky Housing Corporation 2015 Qualified Allocation Plan (QAP).

The Cane Run Road plan area includes the St. Dennis neighborhood located in southwestern Louisville. The study area encompasses a section of Cane Run Road that serves as a vital link providing greater regional access to I-264 to the northwest and Greenbelt Highway, southwest of the study area. The plan boundary includes the Boxwood Ditch located to the east, incorporates the Tradewinds West Shopping Center and Richmond Terrace redevelopment area to the north. The western boundary includes the Paducah and Louisville Railroad, and the southern border is Lees Lane-Rockford Lane. The City of Shively is located east of the study area.

Scope of Plan

Based on community input and analysis of existing neighborhood conditions, the following themes served as the basis for neighborhood planning for revitalization:

- **Focus on placemaking.**
- **Enhance connectivity**
- **Enhance pedestrian environment**
- **Improved public safety by design**
- **Green infrastructure**
- **Improve access to housing**

Cane Run Road Neighborhood Plan Vision Statement

Cane Run Road Neighborhood will be a diverse and stable neighborhood that offers a mix of housing, transportation, and economic choices. Cane Run Road Neighborhood will have a strong sense of community and will be secure and well-maintained. Cane Run Road will be interconnected, and a neighborhood where people feel safe walking and comfortable riding bicycles.

The neighborhood will value opportunities for local small business development and economic diversity. It will offer educational opportunities and recreational activities that are safe for kids, young adults and seniors and provide amenities to improve the quality of life for all its residents.

Advisory Group Process

An advisory group consisting of area stakeholders was appointed to assist with the planning process. The group met for the first time in December 2015. The following additional meetings were held:

- January 7 – Joint meeting of Advisory Group and Richmond Terrace Revitalization and public meeting
- February 25 – Advisory Group meeting - Highland Park Missionary Baptist Church
- March 24 – Advisory Group meeting – Lake Dreamland Fire Department
- April 26 – Joint meeting of Advisory Group and Richmond Terrace Revitalization and public meeting

EHI Consultants was hired to develop the plan, working with Louisville Metro staff, Councilwoman Green's Council District 1 office, the advisory group and the larger Cane Run neighborhood. Lord, Aeck Sargent consultants were also hired to develop the Richmond Terrace Revitalization Plan; input from that plan is incorporated into the Cane Run Road neighborhood plan.

NEIGHBORHOOD PLAN ELEMENTS

In accordance with Chapter 161 (the Louisville Metro Neighborhood Plan Ordinance), a neighborhood plan must contain two mandatory components: Land Use/Community Form and Mobility. Other optional plan components may also be included in a neighborhood plan. The Cane Run Road Neighborhood Plan contains the following plan elements: Land Use/Community Form and Mobility.

Land Use/Community Form Recommendations

The Land Use/Community Form plan element is focused on evaluating land uses and promoting policies to revitalize the neighborhood to be a more sustainable and livable place. The neighborhood's community form is typical of suburban development along a corridor with relatively low-density residential patterns surrounding Cane Run Road. Commercial uses are located at gateways, nodes and along the Cane Run Road corridor. The greatest concentration of multi-family is Boxelder Crossing (Richmont Terrace) located on the north side of Shanks Lane. Several of these apartment units are dilapidated and are in the process of being demolished or renovated by Metro Housing and Community Development. There are two small parks located just outside the study area boundary: Cane Run Park, on Cane Run Road, adjacent to Farnsley Middle School and Wellington Elementary; and Riverside Gardens Park, located on Lees Road, which serves as a trailhead to the Louisville Loop.

The following are highlights of the Land Use/Community Form Recommendations:

LU 1 Retrofit commercial property (Tradewinds West Shopping Center within the Town Center Form District. Elements could include Crime Prevention through Environmental Design (CPTED) standards into façade treatments; improvements to pedestrian circulation, landscaping and lighting.

LU 2 Redevelop Riverport Landings (4600 block of Cane Run Road) as a mixed-use of housing, commercial and public uses. This would support neighborhood connectivity, affordable housing, and youth activities, education and community services.

LU 3 Support the redevelopment of Richmond Terrace for quality affordable housing with opportunities for homeownership. This improves neighborhood infrastructure, enhances the streetscape and promotes a walkable neighborhood.

LU 4 Support the open space/park development at Shanks Drive, as identified in Richmond Terrace Revitalization Plan.

LU 6 Promote mixed-use, pedestrian and neighborhood friendly commercial at corner of Cane Run Road and Shanks Lane, as identified in Richmond Terrace Revitalization Plan. This should serve as gateway to the revitalized neighborhood.

LU 7 Work with Police Department to increase police presence in the neighborhood by locating a substation in area, possibly at Lake Dreamland Fire Department Headquarters.

LU 10 Re-establish Cane Run Road neighborhood association.

LU 12 Start a neighborhood crime prevention/community policing group; strengthen communications between residents and police.

LU 14/15 Work with Vacant and Abandoned Property (VAP) Response Team to develop concepts for reuse and revitalization of vacant lots.

Mobility Recommendations

The Cane Run Road Neighborhood Plan seeks strategies to improve mobility within the neighborhood by evaluating existing transportation patterns and identify connectivity issues. The spine of the plan area is Cane Run Road itself; connecting motorists by vehicular transit, pedestrians by sidewalk and offering multiple TARC bus stops. Cane Run Road (KY 1934) is classified as an urban principal arterial; the other primary roadway is Lees Lane (KY 2015), an urban collector street for about two-thirds of the street, and an urban local street for the rest of its length. While sidewalks exist throughout the majority of major streets, an identified deficiency is the lack of sidewalk networks. There are no specific bicycle facilities, such as bike lanes, within the neighborhood. TARC bus Routes 63 and 19 service the Cane Run Road area.

The following are highlights of the Mobility Recommendations:

M 1 Establish a network of sidewalks and crosswalks that promote neighborhood connectivity and ensure pedestrian safety especially in school walk zones.

M 2 Consider development a streetscape plan and/or landscaping/beautification plan for Cane Run Road.

M 3 Improve Cane Run Road by improving pedestrian and bicycle infrastructure to include crosswalks at major intersections, a multi-use path and improved lighting to ensure safety.

M 5 Provide comfort amenities at frequently used bus stops.

Executive Summary

Consistent with the format of all neighborhood/small area plans (and as required in Chapter 161, the Neighborhood Plan Ordinance), the executive summary includes the vision statement for the Cane Run Road Neighborhood Plan and the recommendations from the plan specifically related to Cornerstone 2020 and the Land Development Code.

Staff Findings

The Cane Run Road Neighborhood Plan and its Executive Summary are in conformance with the Cornerstone 2020 comprehensive plan. More specifically, the recommendations support the following plan elements and policies of the comprehensive plan:

Guideline 1 Community Form

The proposed Land Use/Community Form recommendations in the Cane Run Road Neighborhood Plan promote new development and revitalization that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed land use recommendations support existing land uses and patterns of the Neighborhood Form, and promote revitalization of commercial and mixed uses within the Town Center Form.

Guideline 2 Centers

The focus on encouraging investment/reinvestment and revitalization at Tradewinds West Shopping Center and Riverport Landings for neighborhood-friendly commercial, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community.

Guideline 3 Compatibility

The plan proposes recommendations for expanding/revitalizing commercial opportunities while maintaining the existing residential form of the neighborhood. The proposed development will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood.

Guideline 4 Open Space

The plan proposes recommendations for promoting open space at Shanks Drive and enhancing neighborhood access to this community asset. The proposed recommendations seek to enhance open spaces serving the neighborhood.

Guideline 5 Natural Areas and Scenic and Historic Resources

The recommendation encourages this distinctive feature in the Cane Run Road Neighborhood to be preserved.

Guideline 6 Economic Development and Sustainability

The Land Use/Community Form recommendations propose promoting mixed-use, neighborhood friendly commercial at Riverport Landings and at the corner of Cane Run Road and Shanks Lane. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land uses.

Guideline 7 Circulation

The proposed Mobility recommendations in the Cane Run Road Plan support exiting uses and promote growth and revitalization. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety.

Guideline 9 Bicycle, Pedestrian and Transit

The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land Use/Community Form recommendations support expanding opportunities for neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services.

Guideline 12 Air Quality

The proposed Cane Run Road Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood.

Guideline 15 Community Facilities

The Plan recommends enhancing connections to neighborhood parks and schools and increasing police presence in the neighborhood. As such, the plan supports the guideline’s goals to have community facilities that are accessible to the adjacent neighborhoods.

STAFF CONCLUSIONS

Staff finds that the proposed goals, objectives, recommendations in the Cane Run Road Neighborhood Plan and the Executive Summary are in conformance with the Neighborhood Plan Ordinance (Chapter 161) and Cornerstone 2020. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan.

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|--------------|-------------------|---|
| May 20, 2016 | Hearing before PC | Subscribers of Council District 1 Notification of Development Proposals |
| May 20, 2016 | Hearing before PC | Legal Advertisement in the Courier-Journal |

ATTACHMENTS

1. Cane Run Road Neighborhood Plan